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& EWELL**  
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Date 12 April 2012

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Dear Resident,

#### Article 4 Direction Church Street Conservation Area

I wrote to you in August 2011 informing you that the Council had introduced an Article 4 Direction on the Conservation Area. During a period of consultation, the Council had very few objections from residents in this area. The Direction was therefore agreed and confirmed by the Strategy and Resources Committee on 31st January 2012. For clarification, the details of what an Article 4 Direction is and why it is important, and the restrictions which are now in place, are given below.

#### Why make a Direction for the Church Street Conservation Area?

The Character Appraisal identified a number of minor alterations to properties which are eroding the architectural and historic quality of properties in the Church Street Conservation Area. Alterations to one house can affect the appearance of whole terraces or groups of buildings, and possibly the entire Conservation Area. In this Conservation Area the majority of properties still retain some or many of their original architectural features and character.

The Borough Council has therefore decided that Permitted Development Rights should be restricted, and the townscape of the Church Street Conservation Area be safeguarded.

#### What is an Article 4 Direction?

Some external alterations can be made to the outside of a home without planning permission. These alterations are known as "permitted development". This includes changing windows and doors, adding porches, or removing garden walls to provide off street parking. Over time these incremental changes can alter the special character of an area. "Permitted development" rights can be removed by Article 4 Direction of the Town and Country Planning (General Permitted Development) Order 1995.

The removal of permitted development rights using an Article 4 Direction means that planning permission is required before certain alterations can be made or works carried out. **The submission of a Planning Application in this case will be free.**



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The purpose of an Article 4 Direction is to protect the features that give a Conservation Area its special character such as front garden walls, railings, door cases, original windows, decorative ridge tiles and the like.

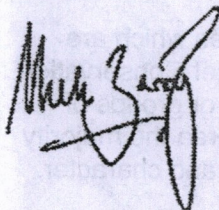
Article 4 Directions apply to buildings used as homes, and generally affect the parts which front a public highway, public footpath or open space. For most properties this will be the front elevation although in some cases, such as corner properties or end of terraces, more than one side can be affected.

**The Article 4 Direction in the Church Street Conservation Area means that *the following development will require planning permission before it is carried out* –**

- 1477. The enlargement, improvement or other alteration of a dwelling house.
- 1478. The enlargement of a dwelling house consisting of an addition or alteration to its roof
- 1479. Any other alteration to the roof of a dwelling house
- 1480. The erection of a porch outside any external door of a dwelling house
- 1481. The provision within the curtilage of a dwelling house of a hard standing for any purpose incidental to the enjoyment of the dwelling house as such
- 1482. The erection, construction, maintenance, improvement or alteration of a gate, wall or other means of enclosure.

You can see a copy of the Direction and a map showing which properties are affected by following the link <http://www.epsom-ewell.gov.uk/EEBC/Planning/Article+4+Directions.htm>

If you do not have access to a computer, you can visit Epsom Town Hall and ask to see a hard copy by phoning the Council's Customer Contact Centre on 01372 732000 a few days in advance .



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